

Chapter 4:
LAND USE PLAN

The Carmel-Clay 2020 Vision Plan is a document which builds on previous planning efforts in Carmel and Clay Township. Specifically, this plan utilizes data and or conclusions from the following:

- POLIS Report
- DOCS Land Inventory Study
- Merriam/S1 Study
- Comprehensive Plans of 1971, 1985 and 1991
- BSU Downtown Charrette
- 1989 Citizen Survey
- Hamilton Co. Alternative Transportation Plan
- INDOT/U.S. 31 Alternatives Study
- Miscellaneous Traffic Studies
- Various Parks Dept. Studies

Elements relating to the physical structure of the city and township have been incorporated from these studies into the 2020 Plan, including Carmel and Clay Township's existing and planned transportation as well as specific geographic plans relating to the physical growth, redevelopment and stabilization of various sections of the city and township.

As a general plan relating to the structure of the community, the 2020 Plan represents a framework for subsequent, more focused planning efforts. Similar to thoroughfare planning, there is a need to develop plans for public facility and infrastructure placement including educational facilities, governmental facilities such as libraries and recreation facilities



and utilities. In this instance, the 2020 Plan provides a context of where development is desired and can be sustained at the most reasonable cost to the city, township, school district and public utilities. Availability of development and growth intensity policies allows infrastructure to be properly programmed to support and encourage appropriate growth.

METHODOLOGY

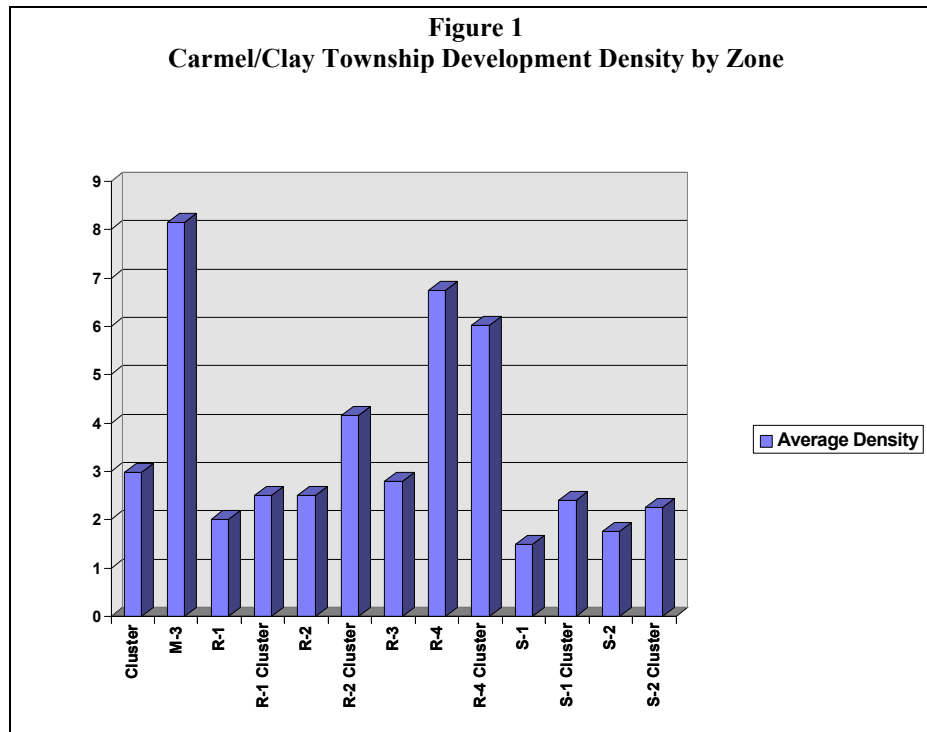
The 2020 Plan contains general policies intended to influence growth, development and stability of the city in the future; it will be implemented by subsequent specific ordinances, programs, zoning decisions and City Council actions including the development of a long-range Capital Improvement Plan.

The elements of the 2020 Plan include three general-use maps and a series of development concepts.

The general use maps make a critical distinction between residential areas, regional and community employment centers, and environmentally sensitive areas.

The delineation of these areas was accomplished through a subtractive process. First, environmentally sensitive areas were delineated. This included identifying floodplain areas, wetlands, wooded areas , wellhead protection areas and public and private open space areas including public parks, Dad's Club field areas golf courses, utility corridors and the Monon rail right-of-way.

The second delineation related to identifying those areas that currently serve as centers of community and regional employment and where their logical expansions could occur without disrupting the quality of residential life.



The third step in the process involved establishing the general outline of residential communities where people live. These residential community areas do include those neighborhood scale shopping areas where residents do their convenience shopping.

After distinguishing these three basic areas, intensity policies were developed for residential communities and Regional/Community Employment Centers. The logic for determining intensity levels relates to the fact that some areas, while they can sustain regional employment center growth, may warrant a lower level of intensity than others because the existing or planned infrastructure is not as sufficient.

To determine intensity levels, existing development and their associated densities were studied. This research, compiled by the Carmel Department of Community Services, included an analysis of all residential and commercial projects constructed over the last fifteen years.

Figure 1 is a graph of built densities of residential projects. This information is organized by the residential zoning district the project was constructed within. What can be noted from this residential densities analysis is that there are five

distinct levels of residential density which currently exist in the Carmel-Clay area. In addition, as determined in the 2020 visioning process, there is a definable standard for acceptable neighborhood commercial areas.

The Residential Community Intensity levels, as depicted in the Residential Community Areas Map on page 4 - 7, and their associated general characteristics are as follows:

1. Rural Residential: Single-family housing on at least one acre of land.
2. Very Low Intensity Residential: Single-family detached housing developed in a platted subdivision with densities between 1.0 and 1.3 dwelling units per acre. An example development of this intensity is Claridge Farms at 1.3 d.u./acre.
3. Low Intensity Residential: Single-family detached housing developed in a platted subdivision with densities between 1.3 and 3.0 du's/acre. Developments of this type include Bentley Oaks at 2.6 du's/acre.
4. Medium Intensity Residential: Typically single-family detached housing but could include duplexes. Developed in a platted subdivision, these developments are between 3.0 and 5.0 du's/acre. Examples include Brooks Bend at 3.4 du's/acre and The Enclave at 4.6 du's/acre.
5. High Intensity Residential: Could be single-family detached or multi-family with densities greater than 5.0 du's per acre. Examples include Carmel Station at 8.1 du's per acre and the Maples at 6.9 du's/acre.

-
-
6. Neighborhood Commercial Intensity within Residential Communities: These are neighborhood centers which provide for convenience shopping for adjacent neighborhoods. Their scale is compatible with adjacent residential areas in that they are no more than two stories in height, they have up to 100,000 sq. ft. of retail on development sites less than 10 acres. The most notable example which was identified in the visioning process is Brookshire Village Shoppes at 126th and Gray Road.

Within Regional and Community Employment Center areas, as depicted in the Regional/Community Employment Areas Map on page 4 - 9, five levels of intensity have been identified. They include the following.

1. Olde Towne Downtown: Building intensities are actually very intense due to their lot coverage and street frontage. Similar building form of structures fronting on the street versus parking areas in front of the structure are encouraged.
2. Lower Intensity Commercial: This building form is typified by structures of one to two stories and includes offices, office/showroom flex spaces, and industrial/warehouse spaces. An example is the Carmel Science and Technology Park.
3. Medium Intensity: This development includes community retail centers up to 200,000 sq. ft. and retail developments with more than 10 acres. Additionally, this intensity includes low to mid-rise office complexes between three and five floors. Examples include Meridian Villages.
4. High Intensity: This development includes regional retail centers greater than 200,000 sq. ft. and other commercial complexes reliant on high visibility and mobility, such as auto showrooms etc. Examples include Keystone Square Mall and the "Auto Showroom Row" at 96th Street and Keystone Avenue.
5. U.S. 31 Corridor: This corridor is reserved for very high intensity office uses along the frontage of 31 (greater than five stories) and support retail or commercial behind the frontage parcels to support the office uses.

LAND USE PLAN

The proposed Land Use Plan distinguishes residential communities, where people live and do their convenience shopping, from Regional/Community Employment Areas, where the principal employment base of the community occurs. Included in the land use plan are features viewed by citizens in the 2020 process as being important to preserve including unique environmental features and potential trail corridors. The placement of intensity levels is based on the availability of infrastructure and other features supporting a particular level of development including:

- the adjacent development pattern
- regional access
- access to the regional transportation system
- infrastructure support

The Land Use Plan is a guide and will be achieved through public and private actions. To assist in the community's incremental growth evaluations, policies have been developed to assist in the decision-making. Policies have been prepared for each intensity level. These policies become important as an on-going series of guidelines flexible enough to reflect changes in market conditions (e.g., the development of a new road). While flexible enough to reflect market changes, they are also formulated to protect and stabilize residential communities. These policies are detailed in Chapter 5. The policies of the 2020 plan form the conditions desirable for supporting various levels of development intensity. The policies provide flexibility to reflect changing conditions and are intended to be used by the Plan Commission and City Council in their deliberations over zoning decision-making. Supplementing the policies portion of the plan, the maps in this chapter graphically communicate the long term development pattern.